

**PLANNING AND DEVELOPMENT SERVICES REPORT
FLAGSTAFF REGIONAL PLAN 2030 AMENDMENT**

**PUBLIC HEARING
PZ-15-00138-01**

**DATE:
MEETING DATE:
REPORT BY:**

**February 19, 2016
February 24, 2016
Jennifer Mikelson**

REQUEST:

A minor *Flagstaff Regional Plan 2030* amendment request by the City of Flagstaff to change the area type designation on Map 21 and 22 from Existing Suburban and Future Urban, to Park/Open Space for approximately 1.07 acres located at 805 West Clay Avenue.

STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission forward the minor *Flagstaff Regional Plan 2030* amendment to the City Council with a recommendation for approval.

PRESENT LAND USE

City park with a baseball field in the Existing Suburban/Future Urban, and Park/Open Space area type categories.

PROPOSED LAND USE

Parks/Open Space area type, which would reflect the existing active recreational use.

NEIGHBORHOOD DEVELOPMENT

North: Single family residences; Single Family Residential Neighborhood (R1N) zone
East: Commercial business; Highway Commercial (HC) zone
South: Multi-family residential development; High Density Residential (HR) zone
West: Single family residences; Highway Commercial (HC) zone

REQUIRED FINDINGS

The Planning and Zoning Commission shall find that the proposed *Flagstaff Regional Plan 2030* (FRP30 or the Plan) amendment meets the requirements of the General Plan and Subdivision Code (City Code Title 11).

In considering the request for an amendment to the Plan, the goals and policies in the Plan should be considered to ensure that the requested change to the Future Growth Illustration is in conformance to the overall vision of the Plan. “The Flagstaff Regional Plan establishes the vision for the future growth and development of Flagstaff and its surrounding area through goals and policies” (p. III-4). “General plans are not static documents; they recognize growth as a dynamic process, which may require revisions to the plan as circumstances or changes warrant” (p. III-1).

STAFF REVIEW

Introduction/Background Discussion

This request is the first of two related items on the Commission’s agenda; the second item is identified as a Zoning Map amendment request.

The applicant, City of Flagstaff Recreation Department, is requesting a minor Plan amendment to ensure conformance with a proposed Zoning Map amendment to designate city owned property with Public Facility (PF) zoning. Removing the Existing Suburban/Future Urban area types and leaving only the Park/Open Space will affect approximately 1.07 acres of land depicted on the Future Growth Illustration (Maps 21 and 22). The amendment table on page III-9 of the Plan states that a minor Plan amendment is appropriate for the designation of any land for open space. In this instance,

the Public Facility (PF) zoning category is considered a Park/Open Space land use category given its development and use restrictions. Most public parks in the city are also zoned Public Facility (PF). Formalizing the Parks/Open Space area type designation over the subject site will provide better clarity on interpretation of the Future Growth Illustration. The Illustration currently shows an assortment of overlaid area types on the subject property which do not provide clear direction about preferred land uses. This application will remove the superfluous area types in favor of the single Park/Open Space area type.

The subject property is located at 805 West Clay Avenue in the La Plaza Vieja Neighborhood, and is known as Guadalupe Park. Existing access to the site will continue, as will the existing parking and portable bathroom facilities. Other future improvements to the park will be determined by the Parks Department.

Flagstaff Regional Plan 2030 Amendment Request

As discussed in the “How This Plan Works” chapter (page III-4), the *Flagstaff Regional Plan 2030* is used in the regulatory decision-making process by the Planning & Zoning Commission, City Council and city staff. The Commission and the Council are responsible for making development decisions such as zoning map amendments or annexations, approval which depends on whether the proposed changes or projects are consistent with the Plan’s goals and policies. The Future Growth Illustration on Maps 21 (regional scale) and 22 (city scale) and the text of the Plan will provide supplemental information for the interpretation of goals and policies. In case of any conflict between the Future Growth Illustration and the Plan’s goals and policies, the goals and policies will prevail. The Future Growth Illustration displays broad land use categories, called “area types,” which describe the placemaking context of Urban, Suburban, Rural, Special Planning Area, Park/Open Space, or in some cases, Area in White. Areas in White retain existing entitlements and have no other assigned area type. In most cases, these parcels are public lands held by the Forest Service or city.

Attached are exhibits comparing the existing and proposed Future Growth Illustrations. The Plan’s maps and any applicable text should be considered in the context of the Plan’s goals and policies. A discussion of the FRP30 goals and policies is provided below.

APPLICABLE GENERAL PLAN GOALS AND POLICIES

Recreation

Goal REC.1. Maintain and grow the region’s healthy system of convenient and accessible parks, recreation facilities, and trails.

Policy Rec.1.1. Integrate active and passive recreational sites within walking distance throughout the region to promote a healthy community for all City and County residents and visitors.

Neighborhoods, Housing, and Urban Conservation

Goal NH.1. Foster and maintain healthy and diverse urban, suburban, and rural neighborhoods in the Flagstaff region.

Policy NH.1.1. Preserve and enhance existing neighborhoods.

APPLICABLE SPECIFIC PLAN GOALS AND POLICIES

Parks and Community Spaces (From the *La Plaza Vieja Neighborhood Specific Plan*)

Goal 3: Enhance parks maintenance, design, and connection

Ensure City parks in La Plaza Vieja provide safe, user-friendly, and interactive neighborhood spaces for gatherings and family activities.

Goal 5: Community Centers and Spaces

Provide publicly accessible meeting spaces throughout La Plaza Vieja for education and social events; and provide resources for local children, seniors, and small businesses.

Implementation Strategy 6T.3: Rezone all city owned parks in La Plaza Vieja to the Public Facilities zone.

Applying the Parks/Open Space area type reflects its current use as a neighborhood park and protects the continued use of the property for that purpose. The baseball field and playground are valuable recreational amenities that assist in the preservation of existing neighborhood character. The proximity of Guadalupe Park to La Plaza Vieja's residents and other nearby urban neighborhoods allows for a healthy well connected community. Goals and policies in support of public recreational opportunities and urban neighborhood conservation are upheld in both the FRP30 and the La Plaza Vieja Neighborhood Specific Plan. Adding the Park/Open Space zone to the subject property will reflect a very specific implementation strategy set forth in the neighborhood's Specific Plan to rezone the Guadalupe Park.

Policy Analysis: In summary, appropriate zoning and area type designations ensure that Guadalupe Park will continue to serve as an active recreation facility to the surrounding neighborhood and the greater community. The list below identifies several key points and community benefits supporting (+) the proposed amendment:

- + This centrally located public park promotes connectivity to Flagstaff's urban neighborhoods.
- + Accessible recreational facilities are supported by several of the City's planning documents.
- + Ensuring the continued use of the park for recreation assists in preserving La Plaza Vieja's character.
- + The minor amendment supports the Specific Plan's implementation strategy and its vision of neighborhood preservation and enhancement of parks.

PUBLIC SYSTEMS IMPACT ANALYSIS

No public service impact analysis was required.

OTHER REQUIREMENTS

Citizen Participation: Public hearings before the Planning and Zoning Commission and City Council are conducted in conjunction with the Zoning Map amendment request. In accordance with Arizona Revised Statute and Section 10-20.30.080 (p. 20.30-9) of the Zoning Code, notice of the public hearings was provided by placing an ad in the Daily Sun, posting notices on the property, and mailing a notice to all property owners within 600 feet of the subject property. The mailing asked residents and property owners to attend the October 19, 2015 Parks and Recreation Commission meeting as a venue for discussion. The Commission did not meet quorum for their advertised meeting, but a public meeting for the rezoning was still held with the applicant and other city staff present. No members of the public attended this meeting and there were no email inquiries about this Plan amendment.

RECOMMENDATION

Staff believes that the proposed amendment to the regional plan is supportable under the guidelines of the *Flagstaff Regional Plan 2030*, and would recommend approval of the proposed amendment.

ATTACHMENTS

- Minor Regional Plan amendment application
- Future Growth Illustration – existing/proposed
- Public hearing legal advertisement